



Comparative Market Analysis



Researched and prepared by
Zachary Pappas

Prepared exclusively for
Donald Driggs

Subject Property

Zachary Pappas

612-267-6522

z.pappas@condo.com



Comparative Market Analysis

2925 Casco Point Rd
Orono, 55391-9412

Thursday, January 9, 2014

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active Listings

Address	Price	Bds	Bth	TFSF	\$/Sq	Built	Style	List Date	DOM	CDOM
S=2925 Casco Point Rd		3	2	1,965		1916	1 Story			
1657 Dove Lane	\$399,900	3	3	1938	\$206	1922	Split Entry (Bi-Lev)	09/18/2013	113	348
1555 Dove Lane	\$429,000	3	2	1186	\$362	1902	One 1/2 Stories	06/14/2013	211	211
Averages:	\$414,450	3.0	2.5	1562	\$284	1912			162	280

Sold Listings

Address	Price	Bds	Bth	TFSF	\$/Sq	Built	Style	Sold Date	DOM	CDOM
S=2925 Casco Point Rd		3	2	1,965		1916	1 Story			
3652 Kings Point Road	\$376,100	3	3	2072	\$182	1940	One Story	04/15/2013	10	10
3652 Kings Point Road	\$300,000	3	3	2072	\$145	1940	One Story	08/03/2012	59	59
1957 Lakeside Lane	\$460,000	3	2	2096	\$219	1925	One Story	05/15/2012	3	3
4156 Highwood Road	\$417,000	3	1	1625	\$257	1920	Other	12/13/2012	47	47
4825 Enchanted Lane	\$460,000	3	2	1768	\$260	1920	One Story	05/31/2012	44	674
Averages:	\$402,620	3.0	2.2	1927	\$213	1929			33	159

Median of Comparable Listings: **\$417,000**

Average of Comparable Listings: **\$406,000**

On Average, the 'Sold' status comparable listings sold in 32.60 days for \$402,620

Researched and prepared by **Zachary Pappas**

954 19th Ave NE Minneapolis, MN 55418-4651 612-267-6522





Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

*Price is expressed as the the Sold Price for solds, and List Price for all other listings.

Priced between \$300,000 and \$460,000

3 Bedrooms

1.00 to 3.00 Bathrooms

1,186 to 2,096 Square Feet

\$145 to \$362 per Square Foot

Built between 1902 and 1940

74 to 112 years old





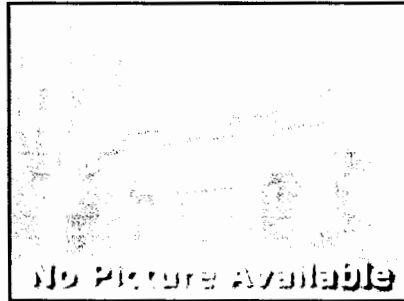
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CMA Comparables

This page outlines the subject property versus comparables properties.



Subject Property

2925 Casco Point Rd

MLS#

Status

Sch Dist

List Price

Sold Price

S. Cntrbtn

Off Mkt

Dt Closed

CDOM

Beds 3

Baths 2

Style 1 Story

Abv Sqft 809

Blw Sqft

Total Sqft 1,965

Grg Stls

Prk Char

Year Built 1916

Lk/Wt

Lk/WF Nm

Lot Sz

Acres

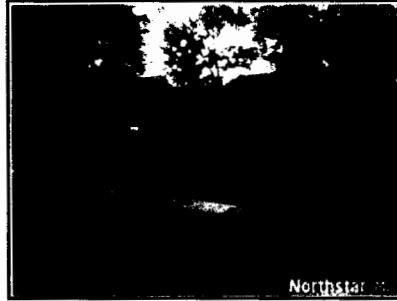
Fdtn Size

Ext

FP

Bsmt

Amenit



Details

1657 Dove Ln

4413264

Active

277 - Westonka

\$399,900

348

3

3

(SF) Split Entry (Bi-Level)

1,292

646

1,938

2.00

Attached Garage, Tuckunder

1922

Lake Front

Lake Minnetonka

80x200

0.29

1,292

Wood

0

Walkout, Full, Finished (Livable)

Deck, Dock, Natural Woodwork,
Kitchen Window



Details

1555 Dove Ln

4380039

Active

277 - Westonka

\$429,000

211

3

2

(SF) One 1/2 Stories

1,186

0

1,186

1.00

Attached Garage, Tuckunder

1902

Lake Front, Dock

Lake Minnetonka

Irregular

0.34

786

Metal, Vinyl

1

Partial, Concrete Block, Unfinished

Porch, Dock, Natural Woodwork,
Kitchen Window, Ceiling Fan(s),
Hardwood Floors

Researched and prepared by Zachary Pappas

954 19th Ave NE Minneapolis, MN 55418-4651 612-267-6522





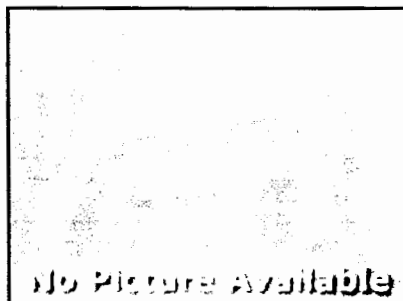
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Blw Sqft

Total Sqft 1,965

Grg Stls

Prk Char

Year Bult 1916

Lk/Wt

Lk/WF Nm

Lot Sz

Acres

Fdtn Size

Ext

FP

Bsmt

Amenit



Details

3652 Kings Point Rd

4333916

Sold

277 - Westonka

\$375,000

\$376,100

\$9,000

02/15/2013

04/15/2013

10

3

3

(SF) One Story

1,127

945

2,072

4.00

Detached Garage, Tandem, Insulated
Garage, Heated Garage, Garage Door
1940

Lake Front

Lake Minnetonka

230x403x344x288

2.63

1,127

Wood

2

Walkout, Full, Finished (Livable),
Day/Lookout Windows

Deck, Patio, Dock, Natural Woodwork,
Ceiling Fan(s), Hardwood Floors,
Walk-In Closet



Details

3652 Kings Point Rd

4156745

Sold

277 - Westonka

\$399,900

\$300,000

07/24/2012

08/03/2012

59

3

3

(SF) One Story

1,127

945

2,072

4.00

Detached Garage, Insulated Garage,
Heated Garage, Driveway - Gravel,
1940

Lake Front, Channel Shore

Lake Minnetonka

203x403x344x288

2.63

1,127

Wood

2

Walkout, Full, Day/Lookout Windows

Deck, Patio, Dock, Natural Woodwork,
Ceiling Fan(s), Hardwood Floors,
Walk-In Closet

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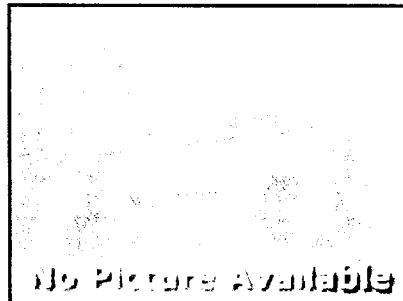
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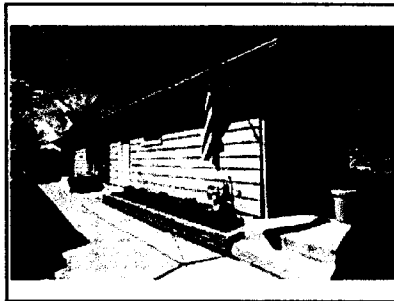
Fdtn Size

Ext

FP

Bsmt

Amenit



Details

1957 Lakeside Ln

4141744

Sold

277 - Westonka

\$449,900

\$460,000

04/16/2012

05/15/2012

3

3

2

(SF) One Story

1,332

764

2,096

3.00

Attached Garage, Garage Door

Opener

1925

Lake Front

Lake Minnetonka

NE50X250X50X210

0.22

1,189

Wood

0

Walkout, Finished (Livable), Drain

Tiled

Deck, Patio, Natural Woodwork,
Kitchen Window, Skylight, Hardwood
Floors, Tiled Floors, Walk-In Closet,



Details

4156 Highwood Rd

4159431

Sold

277 - Westonka

\$429,000

\$417,000

07/22/2012

12/13/2012

47

3

1

(SF) Other

1,625

0

1,625

1.00

Detached Garage

1920

Lake Front, Dock

Lake Minnetonka

N 40X252X50X271

0.26

936

Wood

1

Full

Deck, Porch, Dock, Kitchen Window,
Ceiling Fan(s), Sun Room,
Washer/Dryer Hookup

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Comparative Market Analysis

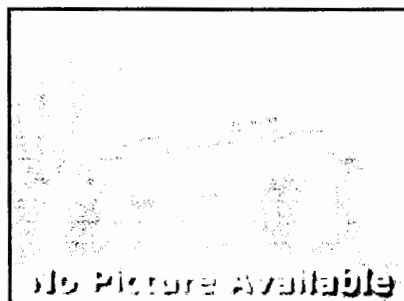
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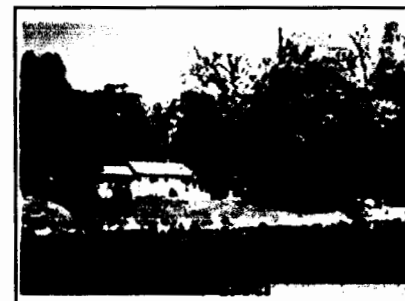
Acres

Fdtn Size

Ext

FP

Bsmt



Details

4825 Enchanted Ln

4131187

Sold

277 - Westonka

\$499,000

\$460,000

\$9,000

04/28/2012

05/31/2012

674

3

2

(SF) One Story

1,768

0

1,768

0.00

Uncovered/Open, Driveway - Gravel

1920

Lake Front

Lake Minnetonka

150(L)x321x38x309

0.65

1,768

Wood, Stucco

1

None

Amenit

Deck, Natural Woodwork, Kitchen
Window, Tiled Floors, Washer/Dryer
Hookup, Local Area Network, Multiple

Researched and prepared by **Zachary Pappas**

954 19th Ave NE Minneapolis, MN 55418-4651 612-267-6522





Zach Pappas

Licensed Real Estate Broker in the State of Minnesota

To whom it may concern:

In my opinion, based on the attached Market Analysis of Comparable properties, the property located at 2925 Casco Point Road, Wayzata, MN 55391 is valued at \$417,000.

Sincerely,

A handwritten signature in dark ink, appearing to read "Zach Pappas", written over a light gray background.

Zachary Pappas

z.pappas@condo.com - Cell-612-267-6522 - Fax-651-323-5104

954 19th Avenue NE
Minneapolis, MN 55418



Hennepin County
A-600 Government Center
300 S. Sixth Street
Minneapolis, MN 55487-0060

612-348-3011 www.hennepin.us

Proposed levies & taxes

2013 values for taxes payable in 2014

2014

DONALD A. DRIGGS
2925 CASCO POINT RD
WAYZATA MN 55391-9412

PROPERTY ID: 20-117-25 31 0020
2925 CASCO POINT RD

Property taxes statement schedule



Value & classification

TAX YEAR PAYABLE CLASS:	2013 RES MNSTD	2014 RES MNSTD
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Estimated Market Value:	\$634,000	\$634,000
Homestead Exclusion:	\$0	\$0
Other Exclusion/Deferral:	\$0	\$0
Taxable Mkt Value:	\$634,000	\$634,000



Proposed levies & taxes

2013 TAX	\$7,435.52
2014 PROPOSED	\$7,575.45
Percent change	1.9%

Now is the time to provide feedback on

It is too late to appeal your value or classification without going to Tax Court.



Property tax statement

Coming March 2014, due May 15, 2014 and Oct 15, 2014

THIS IS NOT A BILL — DO NOT PAY

Addresses for correspondence	Actual 2013	Proposed 2014	Meeting date & location
Hennepin County A2400 Government Center Minneapolis MN 55487 612-348-3011	\$3,405.70	\$3,446.43	Nov 26, 2013 6:00 PM Commissioner Board Room A2400 Government Center Minneapolis MN 55487
City of ORONO Orono City Hall PO Box 66 Crystal Bay MN 55323 952-249-4600	\$1,179.26	\$1,189.08	Dec 9, 2013 6:30 PM Orono Council Chambers 2700 Kelley Parkway Orono MN 55356
STATE GENERAL TAX			No meeting required
School District 277 Voter Approved Levy: Other Local Levies: School District Total Westonka Public Schools 5901 Sunnyfield Road East Minnetrista MN 55364 952-491-0007	\$1,636.41 \$526.89 \$2,163.21	\$1,422.81 \$396.56 \$2,229.37	Dec 9, 2013 7:00 PM Community Room Educational Service Center 5901 Sunnyfield Road E Minnetrista MN 55364
Netro Special Taxing Dist. Metropolitan Council 390 Robert Street North St Paul MN 55101-1805 651-402-1647	\$216.40	\$222.14	Dec 11, 2013 6:00 PM Metropolitan Council 390 Robert Street North St Paul MN 55101-1805
Other Spec. Taxing Dist: Fiscal Disparity Tax: Tax Increment Tax:	\$470.95	\$488.43	No meeting required No meeting required No meeting required
TAX EXCLUDING SPECIAL ASSESSMENTS	\$7,435.52	\$7,575.45	